

City of Northville
CITY COUNCIL REGULAR MEETING MINUTES
January 20, 2015

Mayor Pro Tem Allen called the meeting to order with the Pledge of Allegiance at 7:30 p.m. in the City of Northville Municipal Building, City Council Chambers, 215 W. Main Street, Northville, Michigan, 48167.

ROLL CALL

Present: Mayor Pro Tem James Allen, Councilmembers Nancy Darga, Ryan McKindles, and Sam Ekong

Absent: Mayor Christopher Johnson (excused)

Also Present: City Manager Patrick Sullivan and City Clerk Dianne Massa. No citizens were present.

PRESENTATIONS

A. Citizens Comments None

APPROVAL OF AGENDA AND CONSENT AGENDA

Motion Darga, seconded by McKindles to adopt the agenda and consent agenda as presented:

Approve City Council Minutes of:

- Regular Meeting of December 15, 2014
- Regular Meeting of January 5, 2015
- Special Meeting of January 12, 2015

Receive Bills List: None

Receive Board and Commission Minutes: None

Receive Departmental Reports:

- Youth Assistance: 1/15

Board and Commission Appointments:

- Board of Zoning Appeals: Appoint Michelle Aniol to fill the alternate member vacancy with a term expiration of 7/1/15
- Historic District Commission: Reappoint Mario Tartaglia to a three-year term expiring 1/1/18

Resolution to Establish Guidelines for Hardship Exemption

Resolution for March 2015 Board of Review

Disposal of Assets / Computer Equipment / Parks and Recreation

Motion carried unanimously.

RESOLUTIONS AND ORDINANCES

A. Zoning Ordinance Amendment to Article 18, General Provisions / First Reading

At its November 4, 2014 meeting, the Planning Commission held a public hearing to consider text amendments to Article 18 General Provisions in the City of Northville's Zoning Ordinance. The proposed text amendments would amend Article 18 by adding Section 18.24 pertaining to air conditioner (AC) condensers and emergency electrical generators. The definition of air conditioning condenser and emergency electrical generator would be added to the Zoning Ordinance as well.

At its meeting, the Planning Commission discussed possible regulations regarding the placement of AC units and generators. They also reviewed screening and sound attenuation methods to ensure minimal impact to surrounding properties. The Planning Commission recommended the current regulations in the Code of Ordinances pertaining to the location and placement of AC condensers be deleted and, instead, the regulations be included within the Zoning Ordinance. The Planning Commission recommended approval of the proposed text amendments to City Council.

Communication from the City's Planning Consultant and the proposed zoning ordinance text amendments were provided for City Council review and consideration.

Motion Darga, seconded by McKindles to introduce for first reading the proposed amendments to Article 18 General Provisions and Article 26 Construction of Language and Definitions in the City of Northville Zoning Ordinance, pertaining to Air Conditioning units and Electrical Emergency Generators, as presented, with second reading and possible adoption scheduled for February 17, 2015. **Motion carried unanimously.**

B. Amendment to Code of Ordinances / Chapter 14 Building and Building Regulations / Article IV Mechanical Code

At its November 4, 2014 meeting, the Planning Commission held a public hearing to consider text amendments to Article 18 General Provisions in the City of Northville's Zoning Ordinance. The proposed text amendments would amend Article 18, by adding Section 18.24 pertaining to air conditioner (A/C) condensers and emergency electrical generators. The definition of air conditioning condenser and emergency electrical generator would be added to the Zoning Ordinance as well.

Possible regulations regarding the placement of AC units and generators were also discussed. The Planning Commission reviewed screening and sound attenuation methods to ensure minimal impacts to surrounding properties. The Planning Commission also reviewed Chapter 14 Building and Building Regulations, Article IV Mechanical Code in the Code of Ordinances and recommended that Section 14-82 Location of Condensers be deleted. Instead, the regulations would be included within the Zoning Ordinance.

As the Mechanical Code is part of the City Code of Ordinances, the Planning Commission was merely transmitting the recommended amendment to City Council for further action. Communication from the City's Planning Consultant and the proposed amendment to the Code of Ordinances was provided to City Council for its review and consideration.

Motion Darga, seconded by McKindles to introduce for first reading the proposed amendments to Chapter 14 Building and Building Regulations, Article IV Mechanical Code as presented, with second reading and possible adoption scheduled for February 17, 2015. **Motion carried unanimously.**

MAYOR AND COUNCIL COMMUNICATIONS

A. Mayor and Council Communications None

B. Staff Communications None

Being no further business, the meeting was adjourned.

Adjournment: 7:36 p.m.

Respectfully submitted,

Dianne Massa, CMC
City Clerk

James C. Allen
Mayor Pro Tem

Approved as submitted: 02/02/2015